



*The Bay Villas*



*The Golf Villas*



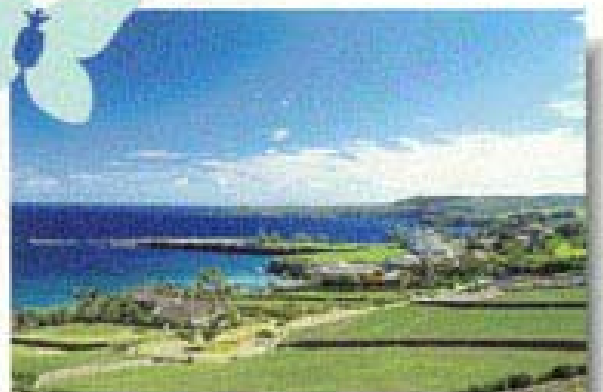
*The Ridge*



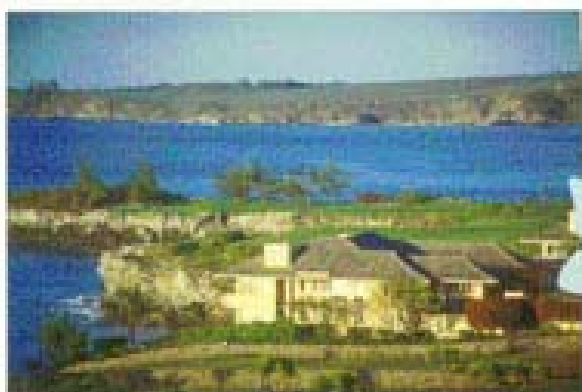
*Plantation Estates*



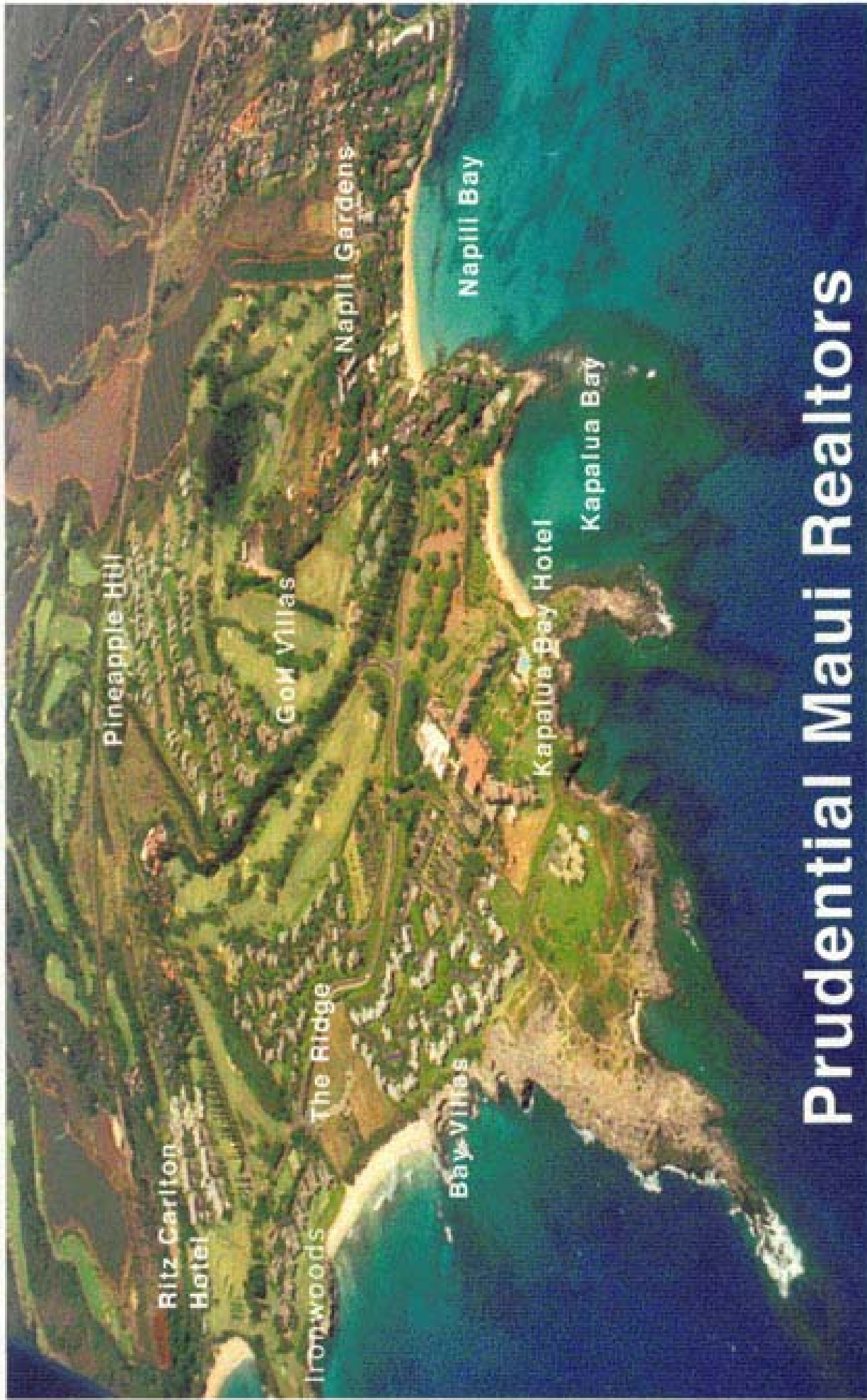
*Pineapple Hill*



*Kapalua Place*



*Ironwoods*



# Prudential Maui Realtors



## *Kapalua Place*

From the white sand beach at Oneloa Bay on Maui, the offshore islands of Molokai and Lanai shimmer on the horizon. Here is your view of the world from Kapalua Place, an exclusive single-family subdivision on the master-planned resort of Kapalua.

A development of Kapalua Land Company, Ltd., Kapalua Place comprises eight ½ to 1½ acre lots. This fee simple beachfront property is located on ten acres resting between The Ironwoods and The Bay Villas.

Upon entering Kapalua Place, the feeling of privacy is evident. Walls of blue rock surround the property and divide the lots. Custom designed wrought iron gates usher dramatic entry into the project, as well as entry to each homesite. A single cul-de-sac roadway consisting of a European-style staggered paved surface brings a unique element to Kapalua.

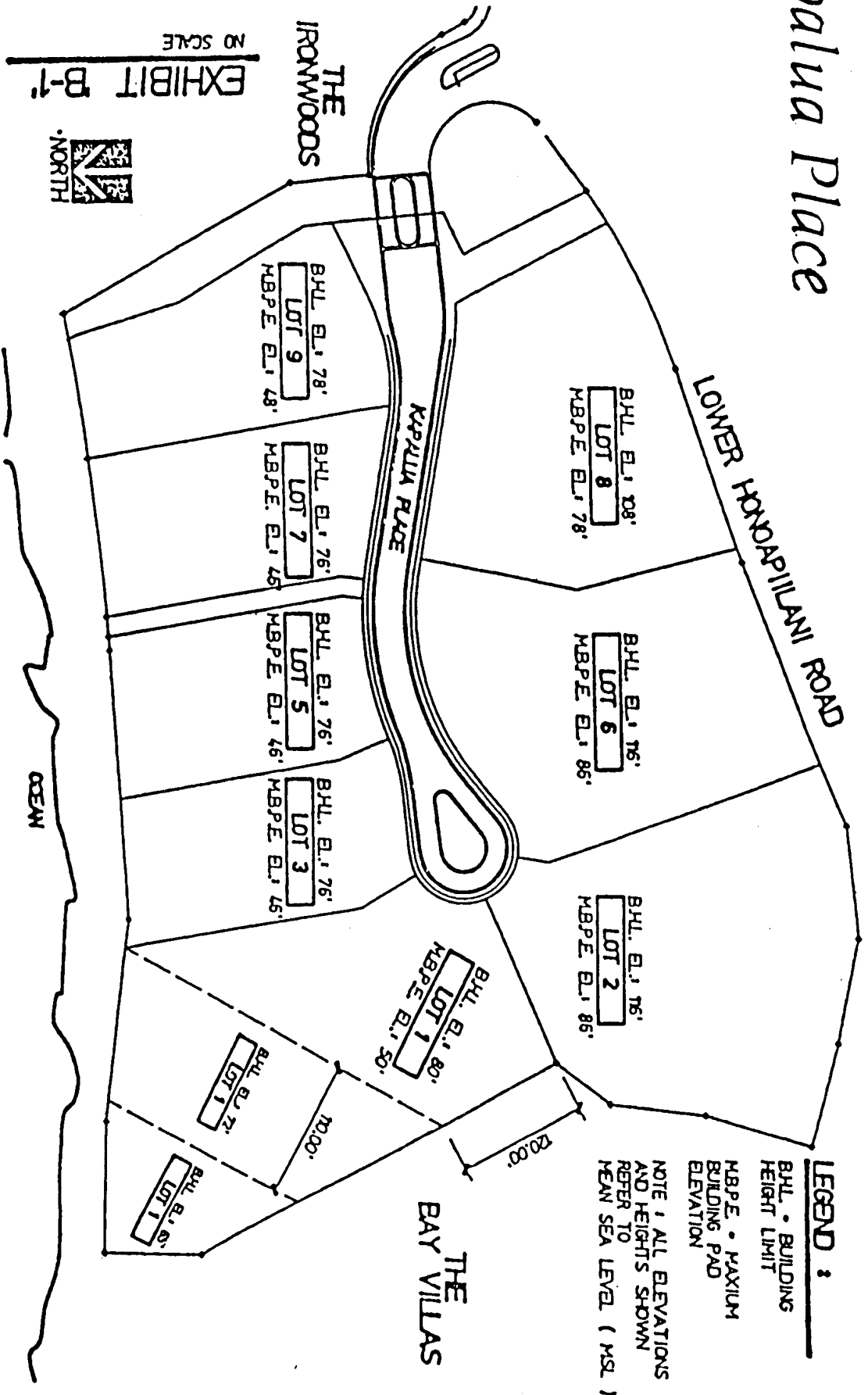
Home designs may be individually fashioned by the owner, yet in keeping with existing architecture at Kapalua, specific constraints will be applied. For instance, a unique prerequisite for the homes at Kapalua Place requires standing seam copper roofing to compliment the existing roof lines on the bordering projects. The roofs at Kapalua Place will carry the same pitch and color, but offer a different material which will provide a classic patina.

Kapalua Place is a rare opportunity to become part of one of the world's greatest resorts on one of the last beachfront properties on Maui.

Kapalua Place, Kapalua, Maui  
Your place in paradise.



# Kapalua Place



**LEGEND :**

BHL • BUILDING HEIGHT LIMIT  
 MBPE • MAXIMUM BUILDING PAD ELEVATION  
 NOTE : ALL ELEVATIONS AND HEIGHTS SHOWN REFER TO MEAN SEA LEVEL ( MSL )

EXHIBIT B-1  
 NO SCALE  
 NORTH



## Pineapple Hill at Kapalua

Perched between the emerald West Maui mountains and the cobalt blue Pacific, Pineapple Hill at Kapalua is the ultimate in luxurious resort living.

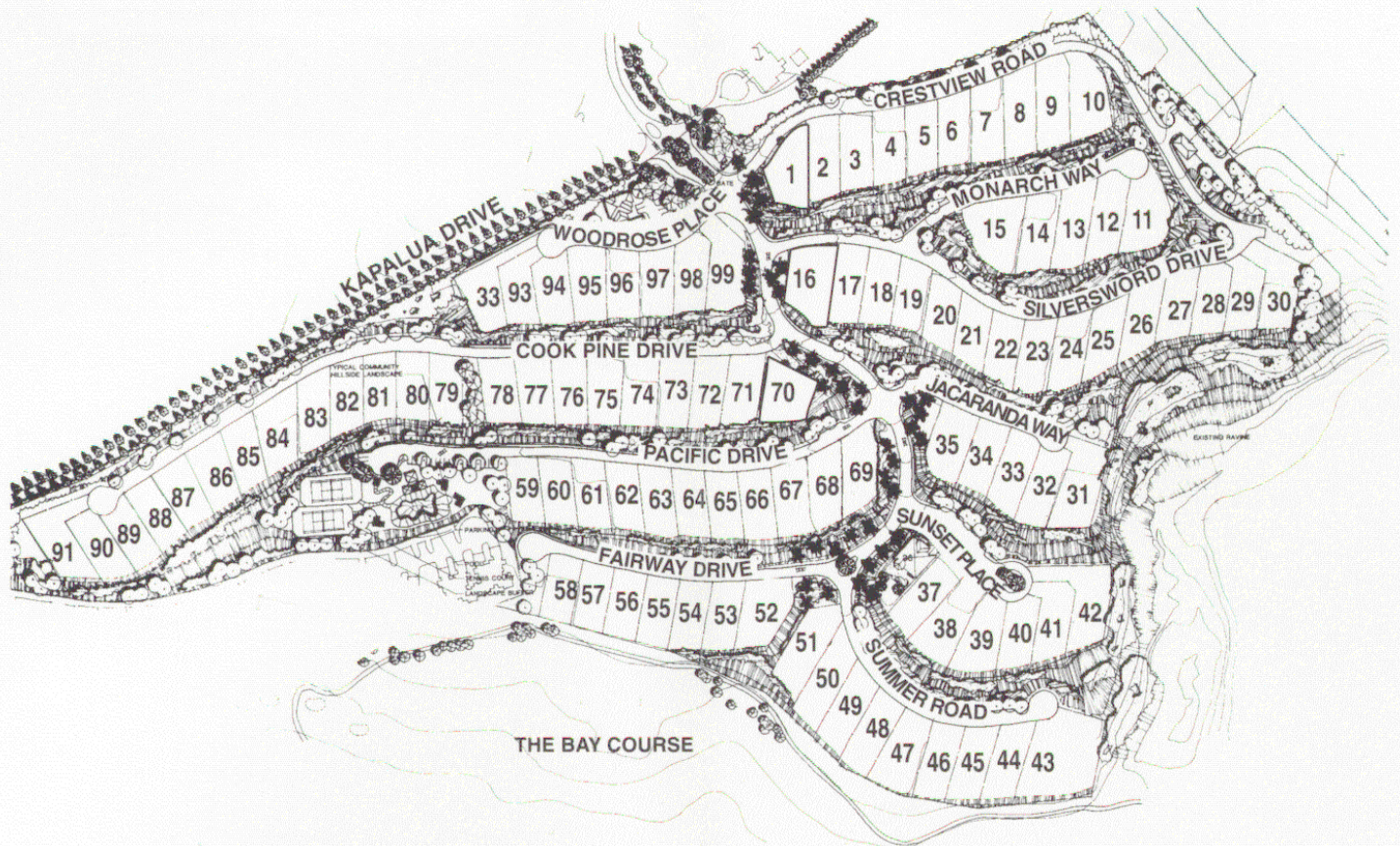
Comprised of 99 single-family detached homesites, this is a development of Kapalua Land Company, with each fee-simple site approximately  $\frac{1}{4}$  acre.

In keeping with the master plan, all development is designed to complement the natural environment. Homeowners are offered a selection of six home designs with interiors customized to your own lifestyle. Home exteriors feature materials which are harmonious

with the surrounding area, including roof tiling, wood shutters and trellises.

The homeowner's association provides services similar to those afforded by condominium ownership, such as on-site manager, common grounds maintenance and security. Owners also enjoy the privacy and other benefits of individual detached, single-family residences. In effect, they will experience the best of both worlds.

A private recreational facility includes tennis courts and a swimming pool as well as a beautifully appointed community center.



## Plantation Estates at Kapalua

**K**apalua is a community dedicated to preserving the natural beauty of Maui. Nestled between the sapphire reaches of the Pacific and the verdant mountains of West Maui, Kapalua prospers amidst a working pineapple plantation. This 1,500-acre master-planned resort complements the historic and diverse terrain in each of its residential properties with luxury residences and condominiums that blend with the natural contours of the land.

Bordering the Ben Crenshaw/Bill Coore-designed Plantation Course, the Plantation Estates are an integral part of the 720-acre Plantation at Kapalua. The lush manicured golf course and estates create an environment of rural gentility from which to

enjoy the panoramic views of Oneloa and Honolua Bays, the neighboring islands of Molokai and Lanai, and the Pacific beyond.

With homesites ranging in size from 2 to 7 acres, Plantation Estates homeowners are assured of privacy and seclusion. Individual home designs reflect your personal taste while incorporating resort covenants that assure architectural and environmental harmony throughout the estates. Hand-built walls of blue lava rock wind through the development creating a lasting signature.

The Plantation Estates is a return to old-style Island graciousness, yet blends the best of yesterday and tomorrow.

Be a part of the Kapalua tradition.



*Unsold lots are noted in green. Sold lots are noted in purple. Lot #18 is the site of 218 Plantation Club Drive, the first residence to be built at the Plantation Estates.*